

COMMISSION ON COMMON OWNERSHIP COMMUNITIES  
 Minutes of the Monthly Meeting  
 1401 Rockville Pike, 5<sup>th</sup> Floor, Rockville, MD 20850  
**Wednesday, October 2, 2019**

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:04pm by Vice-Chairman Mike Burrows

Commissioners present: [9] BURROWS, GARDNER, GELFOUND, GIZA, MALAMUD, MYO KHIN, SMITH, VINEY, YOUNG

Commissioners absent: FINE, STEINBACH, PERPER, ETHIER

Staff present: Tim Goetzinger, DHCA Chief Financial Officer; Walter Wilson, Associate County Attorney; Ife Fabayo, Staff

Guests: Ginger Naglee [Tanterra], JoEllen Bilanin [Tanterra], Deb & Dan Munsey, Sue Fray, Natalie Skyrn, Linda Lee, Linda Moore, Ruth Hunter [LW Mutual 14], Nicolle Williams [ReesBroome], Frank Disimino

1. **Approval of Minutes:** Commissioner Myo Khin moved to approve the minutes of the September 4, 2019 monthly meeting as presented. The motion was approved by unanimous consent.
2. **Community Forum:** Ginger Naglee [Tanterra] asked if the Commission can make educational presentations to boards and their members in their communities, monitor elections, and force boards to follow the law. Her questions related to problems within her association and requested advice the Commission cannot provide without a filing a complaint. Linda Moore asked for information about automatic stays on elections, the role of the Commission regarding an association's reserve study, etc.
3. **Submission of disputes for Commission consideration:**

**Jurisdiction - Default cases:**

**#2020-006, Luna v. Takoma Phoenix Condominium** - Respondent failed to answer. After discussion, Commissioner Malamud moved to accept jurisdiction and refer the complaint to a default hearing. The motion was approved by unanimous consent.

**#2020-008, Lasso v. Takoma Phoenix Condominium** - Respondent failed to answer. After discussion, Commissioner Myo Khin moved to accept jurisdiction and refer the complaint to a default hearing. The motion was approved by unanimous consent. Commissioner Gelfound moved to consolidate the two cases for the default hearing. The motion was approved by unanimous consent.

**Jurisdiction - Contested cases:**

**#2019-045, Fioretti v. Greenfield Commons Condominium** - Commissioner Viney moved to DENY jurisdiction. After discussion, the motion was approved by majority vote, Commissioner Burrows objecting.

**#2019-069, Li v. Plymouth Woods Condominium** - Commissioner Gardner moved to DENY jurisdiction. After discussion, the motion was approved by unanimous consent.

**#2020-001, Bevan v. Old Georgetown Village HOA** - Commissioner Smith moved to DENY jurisdiction. After discussion, the motion was approved by unanimous consent.

4. **Decisions & Orders Issued:** Staff gave a summary of the following cases and their decisions -  
#61-17, Jarboe v. The Takoma Condominium
5. **Decisions & Orders on Appeal:**  
#2018-040, Dillin et al, v. The Willoughby of Chevy Chase and  
#2018-061, Nadri v. The Willoughby of Chevy Chase (consolidated)  
#2019-019, Weinrich v. Tanterra HOA
6. **County Attorney's report:** Decision & Order under review – Marcus Washington v. Silverton
7. **DHCA report:** Tim Goetzinger discussed statistical report for September 2019.  
On-line training is expected to go 'live' in December, once issues with compliance and translations have been resolved. 174 complaints were closed out in FY19.
8. **Chair's report:** n/a
9. **Committee reports:**
  - a. Education Committee [Members: Commissioners Fine, Gelfound, Giza, Perper, & Steinbach (Chair)] --- Commissioners Gardner & Viney presenting Board Training on October 7<sup>th</sup>; Financial classes cancelled until further notice.  
Commissioner Gelfound moved to refer the financial curriculum to the Education Committee for review, and to have their recommendations brought to the Commission for approval. Motion passed by unanimous consent.
  - b. Legislative Committee [Members: Commissioners Fine, Gardner (Chair), Viney, & Young] ---  
Next meeting TBD
  - c. IT/Process & Procedures Committee [Members: Commissioners Burrows (Chair), Ethier, Fine, Malamud, Myo Khin] --- No report
11. Old business: None
12. New business: None
13. Adjourned at 8:33pm

**Next meeting: Wednesday, NOVEMBER 6, 2019 at 7:00pm**

Submitted by Kathy Viney,  
Recording Secretary